

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL C-1, SOUTH COVE URBAN RENEWAL AREA  
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Omonia Enterprises, Inc. and CBI - Oxford Agora Company have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel C-1 in the South Cove Urban Renewal Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Agora Associates, composed of Omonia Enterprises Inc., and CBI-Oxford Agora Company, be and hereby is tentatively designated developer of Parcel C-1 in the South Cove Urban Renewal Area, subject to the following:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds; and
  - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed construction and rental schedules.

2. That disposal of Parcel C-1 by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that Omonia Enterprises, Inc. and CBI - Oxford Agora Company possess the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

5. Omonia Enterprises, Inc will agree that, prior to final designation, all rental payments owed to the Authority by Omonia Enterprises, Inc. shall have been paid in full.





DON BOSCO COMPLEX

C-1  
RECORDS

AREA 16,500 SQ. FT.  
WIDTH 115 FT.

DEPTH 180 FT. (avg.)

USE COMMERCIAL/RESIDENTIAL

ACCESS COMMERCIAL DEVELOPMENT BORDERING TREMONT ST. WARRENTON ST.

PARKING

D.U.'s 125-176 D.U.'s

TYPE

ZONING B-8

NOTES:  
PARCEL BOUNDARIES AND AREAS 94  
CITY ASSESSORS MAPS ARE APPROXIMATE  
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS AND  
SEE:  
SOUTH COVE URBAN RENEWAL AREA  
PROJECT NO. MASS R-92  
BOSTON RECEVELOPMENT AUTHORITY  
JUNE 1965



DISPOSITION  
PARCELS  
DATE:

SOUTH COVE  
Urban Renewal Area  
Massachusetts R-92



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Agora Associates
- b. Address and ZIP Code of Redeveloper: One Boston Place, Suite 1006  
Boston, Massachusetts 02108
- c. IRS Number of Redeveloper: 35-1048718 (CBI Corporation)
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

*(Name of Local Public Agency)*

South Cove Urban Renewal Area

in

*(Name of Urban Renewal or Redevelopment Project Area)*

in the City of Boston, State of Massachusetts,  
is described as follows<sup>2</sup>

South Cove Parcel C-1

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:
- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☒ A business association or a joint venture known as Agora Associates (see attached)
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)
4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:  
Agora Associates - 1971
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
CBI-Oxford Agora Company One Boston Place, Suite 1006 Boston, Massachusetts 02108	General Managing Partner Financial interest to be determined
Michael Vallas & Nicholas Vallas 42 Stuart Street Boston, Massachusetts 02116	Financial interest to be determined

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
CBI Corporation One Boston Place, Suite 1006 Boston, Massachusetts 02108	50% partner in CBI-Oxford Agora Company
Oxford Development Corp. 3939 Meadows Drive Indianapolis, Indiana 46205	50% partner in CBI-Oxford Agora Company (see attached page 2a)

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

see attached page 2a

#### D. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



AGORA PARK

Redeveloper's Statement  
for Public Disclosure

AGORA ASSOCIATES

CBI CORPORATION  
*Developers & Builders*

One Boston Place, Suite 1006  
Boston, Massachusetts 02103  
Telephone 617 742-6650

North Harvard Urban Renewal Housing Project

Location: Boston, Massachusetts

Client: Committee for North Harvard, Inc.; Thomas Cornu.

Dollar Value: \$4,154,000.00

Building Completed: 1971.

Description: 212 units of moderate-income housing for families, nursery school, neighborhood health clinic on a 5.69-acre site in the Allston section of Boston

Architects Responsible: Samuel E. Mintz & Fernando Migliassi.

James W. Hennigan Elementary School

Location: Heath Street, Jamaica Plain Section of Boston, Massachusetts

Client: City of Boston

Dollar Value: \$4,500,000.00

Building completed: September 1972

Description: Elementary school for 1,000 students including a large gymnasium, indoor swimming pool, cafeteria and assembly room.

Architects responsible: Samuel E. Mintz and Fernando Migliassi.

Shore Plaza East

Location: East Boston, Massachusetts

Client: East Boston Committee for Shore Plaza East and First Realty Company of Boston, Inc.

Dollar Value: \$12,000,000.00 +

Description: 387 units of low income housing, commercial space, community space, and parking for 311 cars on 4 acres of land.

Architects responsible: Samuel E. Mintz and Fernando Migliassi.



During its 25 year history Lippman Associates has managed a wide variety of properties, including single family homes, townhouses, garden and high rise apartments, shopping centers, office space and other commercial properties. We presently manage approximately 3000 apartments, more than half of which were built under various HUD programs, as well as 1,500,000 square feet of office and shopping center space.

Village Management Company, Inc., the property management affiliate of Lippman Associates, has developed a staff of 100 who are capable and experienced in the fields of leasing, management and maintenance.

### Reporting Systems

Village Management has a comprehensive computer-based reporting system designed to provide clear, detailed pictures of each project's current status for regular management review. The operational and management reports augment the daily activities reports and control records.

Property managers are continually evaluating each project to determine its place in the community and its residents' needs, and to analyze its relationship to shopping, transportation, recreational, religious and educational facilities. On the basis of these evaluations, advertising techniques are formulated, new forms of resident activities are initiated, and project newsletters are developed.

### Staffing

The Superintendent of Maintenance directs the Project Maintenance Managers and the purchasing department within the budgetary guidelines established for each project. He supervises a group of trained specialists who assist on-site project personnel in areas of electrical, plumbing, heating and air conditioning repair and maintenance, providing prompt attention to problems. As a result of centralized purchasing and warehousing, materials are on hand when needed at reasonable cost. Although Village Management's operations are presently limited to the mid-west, the techniques, procedures and experience developed over past years will permit the establishment of equally capable on-site management in New England.

In the Lippman Associates organization, the maintenance and project management functions are handled by separate departments. Tenants are encouraged to discuss quality of maintenance and other services directly with project managers. In this sense the project manager is the tenants' representative and the localized management operation is made more responsive to tenant needs.

Lippman Associates has also established procedures, for use in low and middle income developments, whereby tenants are informed of social, technical, educational and economic resources available in the community and helped in their efforts to take advantage of these resources.



The management of Federally Assisted Housing in New York City, prepared by the Center for Community Change in September 1970) indicate that previous successful management experience is critical to the establishment of a satisfactory management program. Village Management Company, as detailed above, has had extensive experience organizing and carrying out management programs for apartment and townhouse developments of all sizes and types. We are fully cognizant of the potential problems inherent in housing management, and have developed means of avoiding these problems.

### Materials

Construction materials have been shown to be of critical importance in the "life" of a project. At the planning stage of the project the experience of our management operation is built into the job. Design, site planning and specification writing must all be reviewed by top management personnel.

### Budgeting

Our previous experience also enables us to establish workable management plans and budgets even before initial occupancy. By developing and adhering to meaningful budgets we can get projects underway properly and keep them running smoothly. Because budgets are set annually for repairs, replacement, redocorating and so forth, costs are controlled at all levels.

The experience of Village Management Company has shown that proper staffing both in the central office and on site is essential to the success of a project. Typically, we attempt to hire more capable people as project managers. The two or three thousand dollars extra cost per year is more than repaid in long run successful operations.



CBI CORPORATION

President and Director  
Vice President and Director  
Treasurer and Director  
Assistant Secretary

Leo Zickler, Boston, Massachusetts  
Allen Sklare, Indianapolis, Indiana  
Lyle Rosenzweig, Indianapolis, Indiana  
Donald S. Gonson, Esq., Hale and Dore, Boston, Massachusetts

OXFORD DEVELOPMENT CORP.

President and Director  
Executive Vice President,  
Secretary and Director  
Treasurer  
Vice President  
Vice President  
Director and Chairman  
of the Board

Allen Sklare, Indianapolis, Indiana  
Lyle Rosenzweig, Indianapolis, Indiana  
John Berry, Indianapolis, Indiana  
Howard Wolner, Indianapolis, Indiana  
Sherwin Troy, Indianapolis, Indiana  
Leo Lippman, Indianapolis, Indiana



## OMONIOIA RESTAURANT-THE VALLAS FAMILY

For nearly-50 years the South Cove Area has been the center of the commercial life of Boston's Greek community. All the local Greek restaurants, clubs, markets and shops were within a few blocks of one another. At one time the area also contained a large residential Greek population. The Omonoia Restaurant, at 164 Broadway, was in the heart of this Greek neighborhood.

In 1949 Theophilos Vallas came to Boston and went to work as a dishwasher at the Omonoia. Within one year he and two other employees bought the restaurant. In 1951 Vallas's sons Michael and Nicholas came to Boston from Greece, and in 1954 Vallas bought out his partners to become the sole owner of the Omonoia. One year later he renovated the restaurant's first floor, and in a few years the Omonoia expanded to the second floor of the building at 164 Broadway.

In 1967 the Boston Redevelopment Authority took the restaurant by eminent domain as a part of the South Cove Urban Renewal Project. On December 25, 1968 the Omonoia was moved out and relocated by the BRA, to re-open the following March at its present temporary location, 42 Stuart Street in a BRA-owned building.

The Omonoia's temporary quarters are substantially smaller than its former location, and the Vallases frequently find that they can not seat all their potential customers. They have suffered a considerable loss in income since their displacement, and are eager to establish a new, larger home for the restaurant that will be more attractive and more functional as well. They are, finally, anxious to see Agora Park completed in order to bring local Greek retailers into a permanent neighborhood once again.

Financial statements for the Vallas families are attached here.



Developer's Statement for Public Disclosure - page 2a

## 6. (continued)

<u>Name, Address &amp; Zip Code</u>	<u>Description of Character &amp; Extent of Interest</u>
<u>CBI Corporation:</u>	
Leo E. Zickler One Boston Place, Suite 1006 Boston, Massachusetts 02108	President & Director & Stockholder of more than 10% interest.
Jay Joyce Zickler 16 Gray Gardens East Cambridge, Massachusetts 02138	Stockholder of more than 10% interest
<u>Oxford Development Corp.:</u>	
Leo A. Lippman 3939 Meadows Drive Indianapolis, Indiana 46205	Chairman of the Board and Stockholder of more than 10% interest
Allen I. Sklare 5550 N. Chester Lane Indianapolis, Indiana 46220	President, Director & Stockholder of more than 10% interest
Jay Joyce Zickler 16 Gray Gardens East Cambridge, Massachusetts 02138	Stockholder of more than 10% interest

## 7. (continued)

<u>CBI Corporation:</u>	
Allen I. Sklare (See above)	Director
Lyle A. Rosenzweig 7802 Clarendon Road Indianapolis, Indiana 46260	Treasurer and Director
<u>Oxford Development Corp.:</u>	
Lyle A. Rosenzweig (See above)	Executive Vice President, Director & Secretary
Howard H. Wolner 8211 North Illinois Street Indianapolis, Indiana	Senior Vice President
Sherwin Troy 6704 North Hoover Road Indianapolis, Indiana 46260	Vice President
Donald M. Gwinup 925 Forest Drive Anderson, Indiana 46011	Vice President



7. (continued)

<u>Name, Address &amp; Zip Code</u>	<u>Description of Character &amp; Extent of Interest</u>
G. Robert DeLoach, Jr. 6722 Waverly Court Indianapolis, Indiana	Secretary
John W. Berry 470 East 82nd Street Indianapolis, Indiana 46240	Treasurer



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. (includes commercial space) \$ 6,111,475.00  
 b. Cost per dwelling unit of any residential redevelopment. \$  
 c. Total cost of any residential rehabilitation \$  
 d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
--------------------------------	----------------------------------	------------------------------

\*Proposed Rent Schedule - Apartment Units

Efficiency (leased)	\$130 per month
One Bedroom (leased)	150 " "
Efficiency (Market Rent)	185 " "
One Bedroom (Market Rent)	\$235 - 275 " "
Two Bedroom (Market Rent)	310 - 330 " "

Note: Rents for specific units will be adjusted according to position in the building and floor space.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

Heat, water

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: NA

CERTIFICATION

I (We)<sup>1</sup> Agora Associates

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: April 24, 1972

Dated: \_\_\_\_\_

Agora Associates

By: CBI Corporation, General Partner

Leo E. Zickler

President

Title

One Boston Place, Suite 1006  
Boston, Massachusetts 02108

Address and ZIP Code

Signature

Title

Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

\*Proposed Rent Schedule - Commercial and Retail Space

Ground Floor Retail Space (unfixtured) \$8.00 per sq. ft.

Interior Commercial Space (unfixtured) 7.00 per sq. ft.



## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes."

1. a. Name of Redeveloper: Agora Associates

b. Address and ZIP Code of Redeveloper: One Boston Place, Suite 1006  
Boston, Massachusetts, 02108

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from \_\_\_\_\_

Boston Redevelopment Authority

(Name of Local Public Agency)

in South Cove Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,

is described as follows:

South Cove, Parcel C-1

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

CBI Corporation, Partner in CBI-Oxford Agora Company  
Oxford Development Corp., Partner in CBI-Oxford Agora Company

4. a. The financial condition of the Redeveloper, as of April 24, 19 72, is as reflected in the attached financial statement. for each of the principals.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: Audit performed by corporate controllers for CBI Corporation and Oxford Development Corp. Audit performed by Harold L. Baum for the Vallases and Omonoia Enterprises, Inc.

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Mortgage loan from Massachusetts Housing Finance Agency and other institutional lenders.



6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks: see attached statements

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

NA

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

NA

7. Names and addresses of bank references:

American Fletcher National Bank, Indianapolis, Indiana - CBI & Oxford  
First National Bank of Boston - CBI, New England Merchants - Vallases

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

NA

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

NA

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

see attached addendum



- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

see attached addendum

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

see attached addendum

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

CBI-Oxford Agora Company  
One Boston Place, Suite 1006  
Boston, Massachusetts 02108

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ more than \$50,000,000.

General description of such work:

see attached addendum

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE  
COMPLETED

\$

see attached addendum

c. Outstanding construction-contract bids of such contractor or builder:

HUD-6004  
(9-69)

AWARDING AGENCY

AMOUNT

DATE OPENED

Company does not engage in public bid  
construction work. \$

Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

see attached addendum

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

### CERTIFICATION

Agora Associates

I (We)<sup>1</sup>

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: April 24, 1972

Agora Associates

By: CBI Corporation

Leo E. Zickler  
President

One Boston Place, Suite 1006  
Boston, Massachusetts 02108

Address and ZIP Code

Dated: \_\_\_\_\_

Signature

Title

Address and ZIP Code

<sup>1</sup> If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department



The proposed team, consisting of Agora Associates and PARD Team, Inc. is well qualified to develop Parcel C-1 in the South Cove Urban Renewal Area. HUD Form 6004, Parts I and II containing detailed information on the experience and financial capabilities of Agora Associates, is attached here.

Agora Associates is a joint venture composed of Michael and Nicholas Vallas and CBI-Oxford Agora Company. The Vallas brothers are the proprietors of the Omonoia Restaurant, 42 Stuart Street, which was displaced from 164 Broadway by the Boston Redevelopment Authority and which faces further displacement in later stages of the South Cove Urban Renewal Project.

As businessmen of long standing in the South Cove neighborhood the Vallas are sincerely interested in developing a building that will complement its surroundings and function to meet local needs. The proposed building will include a new, enlarged Omonoia Restaurant as well as a Greek nightclub, both of which will be owned and operated by the Vallas brothers. Appended here is background information on the Vallas and the Omonoia Restaurant.

CBI-Oxford Agora Company is itself a joint venture composed of two corporations that are affiliates of Lippman Associates, Indianapolis, Indiana. Although the proposed joint venture will be a new legal entity created specifically for this project the two companies forming it, CBI Corporation and Oxford Development Corp., have in fact enjoyed a long and successful working relationship. Lippman Associates has developed, built and marketed thousands of housing units, including single family homes, conventionally financed apartments, moderate income rental and cooperative units and a substantial volume of low-rent Turnkey housing. CBI-Oxford's Boston work includes two Turnkey projects for the elderly, with a total of 160 units, in Charlestown and Mattapan. Both of those jobs are currently in construction. Further information on CBI-Oxford qualifications will be found in the Attachments to HUD Form 6004, and in the brochure included here.

PARD Team has been involved in a number of urban redevelopment programs in Boston, and has done special work on the housing needs of low and middle income families. A statement of PARD Team's experience is attached here.

CBI-Oxford Agora Company is to be the General Managing Partner of the Redeveloper. It is composed of two corporations that are members of the Lippman Associates group of companies - CBI Corporation and Oxford Development Corp. Although the proposed venture will be a new legal entity specifically for this project, the two companies forming it have in fact enjoyed a long and successful working relationship as members of Lippman Associates.

Lippman Associates has been active in the housing and real estate development field since 1944. Lippman's capabilities cover the entire real estate field: development, building design, construction, financing, investment, marketing and management. Generally, for each Lippman Associates project, a new joint venture is formed by affiliated member companies to serve as sponsor, investor, and general contractor for the project.

#### HISTORY OF LIPPMAN ASSOCIATES

CBI Corporation  
One Boston Place  
Boston, Massachusetts

- 1959 - Incorporated in Indiana as R. V. Welch Associates
- 1964 - Name changed to Cambridge Builders, Inc.
- Oct. 1969 - Name changed to CBI Corporation

Oxford Development Corp.  
3939 Meadows Drive  
Indianapolis, Indiana

- 1959 - Incorporated in Indiana as Riverside Manor, Inc.
- 1964 - Name changed to Oxford Development Corp.

Since the early 1950's Lippman Associates has developed and built 1500 HUD Turnkey housing units, 1500 subsidized FHA housing units (Section 221 (d)(3) and Section 236 programs) and 9000 conventionally financed housing units in nine states.

In addition, Lippman Associates has developed and built six shopping centers and 14 office buildings with a value in excess of \$25,000,000. We manage over 2500 housing units as well as 1,500,000 square feet of commercial space.

The following charts describe Lippman Associates' multi-family developments and Turnkey projects built since 1960. The residential developments' chart also indicates the role played by Lippman Associates in each project.



Recent Lippman Associates residential developments, except Turnkey (see below)

Project Name Location	Date	Type	Number of Units	Kind of Units	Role played by Lippman Associates
Greencrest Indianapolis	1963	Conventionally financed	88	Apartments	Developer & Contractor
Light Square Indianapolis	1964	Conventionally financed	188	Townhouses	Developer & Contractor
Wessel Manor Bloomington, Ill.	1965	Conventionally financed	275	Apartments Townhouses	Developer & Contractor
Wine & Terrace Indianapolis	1965	Conventionally financed	180	Townhouses	Developer & Contractor
Wentbrook Indianapolis	1967	Conventionally financed	456	Apartments	Developer & Contractor
Woodmont Park Bloomington, Illinois	1968	Conventionally financed	112	Apartments	Developer & Contractor
Woodford Square Bloomington, Ind.	1969	221 (d)(3)	140	Townhouses	Developer & Contractor
Woodchase Indianapolis	1971	221 (d)(3)	504	Townhouses	Developer & Contractor
Woodtree Village Bloomington, Ind.	1970	221 (d)(3)	168	Apartments	Developer & Contractor
Woodington Village Bloomington, Georgia	In Process	236	108	Townhouses Apartments	Developer & Contractor
Woodlandside Courts Indianapolis	In Process	236	140	Townhouses Apartments	Developer & Contractor
Woodmont Woods Bloomington, Ind.	In Process	236	162	Townhouses Apartments	Developer & Contractor

continued

<u>Project Name &amp; Location</u>	<u>Date</u>	<u>Type</u>	<u>Number of Units</u>	<u>Kind of Units</u>	<u>Role played by Lippman Associates</u>
Mountain Green Florence, Ky.	In Process	236	146	Townhouses Apartments	Developer & Contractor
Southgate Village New Castle, Ind.	In Process	236	122	Townhouses Apartments	Developer & Contractor
Eric Lorraine Richmond, Ind.	In Process	236	112	Townhouses Apartments	Developer & Contractor
Linfield Village Bloomington, Ill.	In Process	236	160	Townhouses Apartments	Developer & Contractor
Lincoln Village Columbus, Ind.	In Process	236	100	Townhouses	Developer & Contractor
Seaside Chateau East Indianapolis	In Process	236	150	Townhouses	Developer & Contractor
Bradley Park Champaign, Ill.	In Process	236	90	Townhouses Apartments	Developer & Contractor
Southgate Village Indianapolis, Indiana	In Process	236	140	Townhouses Apartments	Developer & Contractor

The firms have never failed to complete a project on which they have been a contractor or sponsor, and have never been involved in significant litigation concerning a project for which they have been contractor.

Urban Renewal



## Turnkey Developments

<u>Project Name &amp; Location</u>	<u>Number of Units</u>	<u>Owner</u>	<u>Date of Award</u>	<u>Date of comple- tion or % com- pleted to date</u>	<u>\$ Amount</u>
South Bend Plaza Gardens South Bend, Ind.	186 (elderly)	South Bend Housing Authority	1968	March 1970	\$2,790,000
Cycamore Square Richmond, Ind.	104 (elderly)	Richmond Housing Authority	8/20/69	March 1971	\$1,532,580
Hayck House Bedford, Ind.	124 (elderly)	Bedford Housing Authority	5/14/69	July 1970	\$1,736,360
Deerchwood Gardens Indianapolis	160 (family)	Indianapolis Housing Authority	6/24/68	March 1970	\$2,707,000
Maple Terrace Aurora, Ill.	200 (elderly)	Aurora Housing Authority	1/1/70	April 1971	\$2,897,160
Westwood Terrace Richmond, Ind.	50 (family)	Richmond Housing Authority	4/10/70	October 1970	\$ 968,400
Blackwood Dayton Family Dayton, Ohio	100 (family)	Dayton Metro- politan Housing Authority	May 1970	July 1971	\$2,224,000
Dayton Elderly Dayton, Ohio	147 (elderly)	Dayton Metro- politan Housing Authority	1970	To be completed November 1972	\$1,936,000
Helena Street Apts. Dayton, Ohio	102 (elderly)	Dayton Metro- politan Housing Authority	9/28/70	November 1971	\$1,396,180

(continued)

<u>Project Name &amp; Location</u>	<u>Number of Units</u>	<u>Owner</u>	<u>Date of Award</u>	<u>Date of comple- tion or % com- pleted to date</u>	<u>\$ Amount</u>
Vincennes Vincennes, Ind.	110 (elderly)	Vincennes Housing Authority	Feb. '71	98% completed	\$1,748,000
Rodgers Plaza Steubenville, Ohio	102 (elderly)	Steubenville Housing Authority	Dec. '70	To be completed July 1972	\$1,818,400
Charlestown Elderly Boston, Mass.	96 (elderly)	Boston Housing Authority	April '71	80% completed	\$1,794,00
Groveland Mattapan (Mattapan), Mass.	64 (elderly)	Boston Housing Authority	May '71	80% completed	\$1,322,78
Dorrell Drive Dayton, Ohio	32 (family)	Dayton Metro- politan Housing Authority	1971	February 1972	\$ 576,000
Elliot Manor Angola, Indiana	108 (elderly)	Angola Housing Authority	1971	To be completed September 1972	\$1,620,000

Our best estimate of the volume of construction to be delivered by the firms during the twelve months beginning July 1, 1971 is \$35,000,000.

Urban Renewal



ORGANIZATIONAL QUALIFICATIONS:

Oxford Development Corp.

-- Allen I. Sklare, President

BSCE, Purdue University, 1950

Sklare Construction Company and Allen-Bilt Homes, 1951-58

Lippman Associates, 1958-present

Member: American Society of Civil Engineers  
Builders Association of Greater Indianapolis  
National Association of Home Builders  
Urban Land Institute  
Construction League of Indianapolis

-- Lyle A. Rosenzweig, Executive Vice President

MBA, University of Wisconsin, 1957

Haskins and Sells, Chicago, Chicago, 1957-60

Comptroller, Col. Henry Crown Family companies

Comptroller, R. V. Welsh Associates, 1964

Lippman Associates, 1964-present

CPA: Illinois and Indiana

Member: National Association of Real Estate Boards

-- Howard H. Wolner, Senior Vice President and Director of Architecture

Certificate in Architecture, The Copper Union

Bachelor of Architecture, Carnegie Institute of Technology, 1953

Howard H. Wolner and Associates, Architects, 1957-63

Lippman Associates, 1963-present

Member: Indiana Society of Architects

Registered Architect: Floridan, Georgia, Illinois,  
Indiana, Kentucky, Massachusetts, Michigan,  
Missouri, Ohio, Tennessee, Wisconsin

-- Sherwin Troy, Vice President

Bachelor of Science in Architecture, University of Illinois, 1951

U.S. Department of Housing and Urban Development, Chicago

Vern Kimmell, Architects, (Indianapolis)

Lippman Associates, 1967-present

- Donald M. Gwinnup, PE, LS, Vice President and Director  
of Civil Engineering

BSCE, Purdue University, 1953  
City of Anderson, Indiana, City Engineer and Planning  
Director, 1956-59  
Metropolitan Planners, Inc., Indianapolis, 1959-61  
Consulting Engineer, 1961-68  
Lippman Associates, 1968-present

Member: National Society of Professional Engineers  
American Society of Civil Engineers

- John W. Berry, Treasurer

BS, Butler University, 1956  
Arthur Andersen and Company, 1956-58  
Citizens Gas and Coke Utility, 1958-65  
Lippman Associates, 1965-present

Director: Indianapolis Apartment Institute

Member: National Association of Accountants  
Builders Association of Greater Indianapolis

- G. Robert DeLoach, Jr., Secretary and General Counsel

BA, University of South Carolina, 1965  
JD, University of South Carolina School of Law, 1968  
Midwestern United Life Insurance Company, Fort Wayne, Indiana  
Lippman Associates, 1970-present

Member: Indiana State Bar Association  
South Carolina State Bar Association  
Indianapolis Bar Association  
American Bar Association



CBI CORPORATION

-- Leo E. Zickler, President

Columbia College, 1954-58

Lippman Associates, 1961-present

Executive Secretary and General Manager, 1962-69

President, Oxford Development Corp., 1964-68

President, CBI Corporation (formerly Cambridge Builders, Inc.), 1964-present

Director and Vice President, Pantek Corporation, 1970-71

Member: Urban America, Inc.

Urban Land Institute

National Association of Home Builders

-- Donald M. Boardman, Controller

BA, Dartmouth College, 1965

MBA, Amos Tuck School of Business Administration, Dartmouth College, 1967

Arthur Andersen & Company, 1969-1972

CBI Corporation, 1972-present

Certified Public Accountant

-- David R. Lewis, Construction Manager

B.Sc. (Civil Engineering), University of Capetown, South Africa, 1961

Master of Engineering, Nova Scotia Technical College, 1963

Montreal Engineering Company, Canada, 1963-64

Austin Company, London, England, 1964-65

Roberts Construction Company, Ltd., Zambia, Central Africa, 1965-67

ITT - Federal Electric Corporation, Paramus, New Jersey, 1967-68

ITT - Sheraton Design and Development, Inc., Boston, 1969-71

CBI Corporation, 1971-present

Member: Chartered Civil Engineer, Britain

Registered Professional Engineer, Ontario, Canada

-- Herbert Gliick, Development Manager

AB, University of Rochester, 1958  
LLB, Columbia University, 1961  
U.S. Army Security Agency, 1961-62  
Private practice of law, 1962-67 (Friedman & Atherton, Boston)  
House Counsel, Development Corporation of America, 1967-70  
CBI Corporation, 1970-present

-- Eugene L. Dressler, Development Representative

BA, Harvard College, 1967  
MBA, Harvard Graduate School of Business Administration, 1969  
Development Corporation of America, 1969-70  
CBI Corporation, 1970-present

-- Phillip Mayfield, Development Representative

University of Adelaide, 1954-59  
University of Melbourne, 1958-63  
Andover-Newton Theological School, 1962-63 (Fulbright Scholar)  
Princeton, 1964-65 (Fulbright Scholar)  
Pastor, Ottoway Congregational Church, South Australia, 1960-62  
Pastor, United Church of Conway, Massachusetts, 1965-67  
Executive Director, Urban Ministry, Inc. of Metropolitan  
Holyoke, Massachusetts, 1968-72  
CBI Corporation, 1972

-- Sylvia B. Perlman, Development Associate

AB, Smith College, 1966  
Graduate study, Social Work and Sociology, University of  
Michigan, 1966-67  
Little, Brown and Company, 1967-68  
Houghton Mifflin Company, 1968-69  
Development Corporation of America, 1969-70  
CBI Corporation, 1970-present



# PERSONAL FINANCIAL AND CREDIT STATEMENT

Project Name \_\_\_\_\_ Number \_\_\_\_\_

Location \_\_\_\_\_

Statement of Oxford Development Corp. As of JAN 31 19 72

Address 3939 MEADOWS DR. INDIANAPOLIS IND 46205

ASSETS			LIABILITIES AND NET WORTH		
Cash on hand in banks (Name of depository)	(Balance)		Accounts payable		\$ .....
.....	\$ .....		Notes payable		.....
.....	.....		Debts payable in less than one year (secured by mort- gages on land and buildings)		.....
.....	.....	\$ .....	Debts payable in less than one year (secured by chattel mortgages or other liens on assets)		.....
Accounts receivable	\$ .....		Other current liabilities: (describe)		.....
Less: Doubtful Accounts			SEE ATTACHED STATEMENT	\$ .....	
Notes receivable	\$ .....				
Less: Doubtful Notes					
U.S. Savings Bonds - Market value (Schedule A-reverse side)					
Other current assets (describe)					
.....	\$ .....				
.....	.....		Total Current Liabilities		\$ .....
.....	.....		Debts payable in more than one year (secured by mort- gages on land and buildings)		.....
Total Current Assets		\$ .....	Debts payable in more than one year (secured by chattel mortgages or other liens on assets)		.....
Real Property - at net* (Schedule B-reverse side)		.....	Other liabilities: (describe)		.....
Machinery Equipment and Fixtures - at net		.....		\$ .....	
Life Insurance (Cash value less loans)	\$ .....			.....	
Other assets (describe):	\$ .....				
.....	.....				
.....	.....		TOTAL LIABILITIES		\$ .....
.....	.....		Net Worth		
.....	.....		TOTAL LIABILITIES AND NET WORTH		\$ .....
TOTAL ASSETS		\$ .....			

\* Cost, including improvements, less depreciation.

Amounts, if any, due from partners (P), employees (E) or relatives (R), specify:

Type	Name	Address	Amount
(P, E)			\$

**Insurance:**

Life (face value) \_\_\_\_\_ \$ \_\_\_\_\_

Beneficiary \_\_\_\_\_

**Pledged Assets:**

[illegible]

NOTE: If more space is required use separate sheet of paper writing on one side only.

*Delinquencies:*

If any taxes, mortgage payments or other liabilities are past due, specify: \_\_\_\_\_

Type Liability	Amount	Circumstances

## Notes Payable:

Payable to	Amount	Maturity Date

### Legal Proceedings:

If any legal proceedings have been instituted by creditors or any unsatisfied judgments remain on record, give full details:

(U:cl)

### SCHEDULE A - STOCKS AND BONDS

[illegible]





# BALANCE SHEET

## JANUARY 31, 1972

### ASSETS

#### Current Assets:

Cash		\$ 401,264.83
Accounts Receivable:		
From Construction Contracts:		
Current Billings		1,172,072.15
Retained, due upon completion of contract		244,061.78
From Affiliates:		
Indiana Turnkey Associates (Schedule E)	6,011.73	
The Quadrangle Corp.	853,959.13	
Other	387,818.50	1,247,789.36
Costs and Estimated Earnings in Excess of Bill on Uncompleted Contracts		1,950,111.89
Investments in Joint Ventures		999,640.68
Prepaid Expenses and Other Assets		124,304.36
<b>Total Current Assets</b>		<b>\$6,139,245.05</b>

Real Estate for Development or Sale		567,082.56
Equipment:		
Construction Equipment	56,527.98	
Automotive Equipment	140,540.71	
Furniture and Fixtures	41,976.37	
Buildings	92,683.56	
	331,728.62	
Less: Accumulated Depreciation	90,275.14	241,453.48

**Total Assets** \$6,947,781.09

### LIABILITIES AND NET WORTH

#### Liabilities:

Notes Payable - Bank		\$1,375,000.00
Affiliates:		907,470.20
Accounts Payable:		
Trade		1,042,627.19
Due Upon Completion of Contracts		193,721.89
Land Contracts Payable		263,200.00
Accrued Taxes & Interest		664,505.75
<b>Total Liabilities</b>		<b>\$4,446,605.03</b>

#### Net Worth:

Preferred Stock	500,000.00	
Common Stock	47,317.50	
Contributed Capital, Less \$25.00 Treasury Stock	190,205.07	
Retained Earnings	1,763,652.49	2,501,175.06

Total Liabilities and Net Worth



SIC 15 11  
 01-643-4102  
 OXFORD DEVELOPMENT CORP  
 3939 MEADOWS DRIVE  
 INDIANAPOLIS IND 46205  
 TEL 317 547-1311

LEO A LIPPMAN, CH OF BD  
 ALLEN I SKLARE, PRES  
 LYLE M ROSENZWEIG, EXEC V PRES

CD JUL 15 1971  
 GENERAL CONTRACTOR

STARTED 1959  
 RATING 3A1  
 Formerly  
 BA2

# SUMMARY

PAYMENTS DISC PPT  
 SALES \$16,000,000  
 WORTH \$1,566,781  
 EMPLOYS 65 (55 here)  
 RECORD CLEAR  
 CONDITION STRONG  
 TREND UP

## PAYMENTS

HC OWE P DUE TERMS  
 150000 50000 Special  
 5000 500  
 500  
 300 15th

JUN 25 1971

Disc  
 Ppt  
 Ppt  
 Ppt

SOLD

Over 3 yrs to 5-71  
 Last Sale 5-71  
 1 yr  
 3 yrs

## FINANCE

	April 30 1970	April 30 1971
Current Assets	\$ 694,806	\$ 4,360,653
Current Liabs	197,178	2,627,013
Working Capital	497,628	1,733,640
Other Assets	608,209	328,583
Worth	489,903	1,566,781
Sales	8,000,000	16,000,000
Net Profit		

On July 6 1971 John W Berry, treasurer, submitted fiscal statement dated April 30 1971:

Cash	\$ 311,635	Accts Pay	\$ 962,116
Accts Rec	1,045,657	Owe Bank	375,000
Due from Aff	2,196,635	Owing Aff Notes	179,325
Joint Venture Invest	682,043	Due on Compl of Contr	113,117
Prepaid Exp	124,683	Due Aff	238,745
		Acc Exp	30,793
		Taxes	547,670
		Daf Fed Inc	180,242
Current	4,360,653		

Fixt & Equip (84,865)	93,507	Current	2,627,013
Real Estate	235,076	CAPITAL STOCK	540,687
		RETAINED EARNINGS	1,026,094

Total Assets \$ 4,689,236 Total \$4,689,236

Prepared from statement by Lybrand, Ross Bros & Montgomery, CPA's.

Barry said volume for fiscal year just ended was \$16,000,000. Operations are known to be profitable.

Investment in joint venture \$682,043 represents receivable from the joint venture which will be cleared out during current fiscal year. Trend continues upward, the business is under competent management. Condition is strong.

It recently started a 180 unit apartment project on Pine Log Rd. Covers Georgia to be known as Lexington Village Apartments. Obtaining a construction loan for \$1,260,000 from an Atlanta Georgia Bank with mortgage commitment through Government National Mortgage Association, Atlanta Ga.

(CONTINUED)

## HISTORY

LEO A LIPPMAN, CH OF BD  
 LYLE H ROSENZWEIG, EXEC V PRES  
 JOHN BERRY, TREAS  
 ROBERT DE LOACH, SEC  
 DIRECTORS; The officers.

ALLEN I SKLARE, PRES  
 SHERWIN TROY, V PRES  
 IONE MAXWELL, ASST SEC TREAS

Indiana corporation chartered April 5 1960 as Riverside Manor Inc., authorized capital \$25,000 consisting of 100 shares no par common stock. Name changed by amendment on Dec 31 1964. Robert V. Welch, former president, sold his interest to Leo Lippman effective July 31 1964. Lippman is the principal.

SKLARE, born 1925, married. Graduated from Purdue University in 1950. In 1956 he owned and operated Sklare Construction Co., and Allen Bilt Homes. In 1956 he became associated with the caption corporation. He became an officer in 1966 and owns 40% of the capital stock. He is currently vice president of L & L Building Corporation and Village Management Co., Inc.

LIPPMAN, born 1908, married. Formerly interested in Lippman Lumber Co., Chicago, Illinois now dormant. Later moved to Hammond Indiana and engaged in building moderate priced homes under the style Calumet Development Co. In Mar 1943, organized Jackson Corporation, building homes in Hammond Indiana. Moved to Indianapolis in 1943 and was principal in various corporations engaged in speculative building and has been outstandingly successful in this line. He is president in Hilton Construction Co Inc., South Bend Indiana, engaged in business as general contractor.

Lippman uses the style Leo Lippman & Associates in management of his various investments, no statement has been submitted for that business entity.

ROSENZWEIG, born about 1930, is a certified public accountant. He joined T V Welch Associates Inc., in 1964 as controller and was elected to the office of treasurer of that concern in July 1964. He came here from Chicago Illinois where he was formerly employed with Monticello Realty Corp.

BERRY, born 1933, married, and has been with subject and its affiliates since 1965. He is comptroller of subject and the affiliates.

MAXWELL, single, employed by subject and affiliates since 1949.

TROY, born 1937, married, active in sales since 1967, employed U S government and other construction firms prior to 1967. Became officer 1970.

DE LOACH, born about 1939, single, is an attorney active here as legal counsel since 1970.

## AFFILIATED CONCERNS:

(1) L & L Building Corp chartered Indiana on Mar 26 1949 for 1,000 shares no par value common stock. Operates as general contractor and wholesales construction material. Latest statement available is for Mar 31 1971 and shows net worth of \$4,632,000. Condition is strong. Payments discount and prompt.

(2) Leo Lippman and Associates owned by Leo Lippman operates in real estate development and investment. No statement available.

(3) Village Management Co Inc chartered June 30 1950. Engaged in real estate management for others. Latest information available is for June 30 1971 and shows a net worth of \$205,000. Condition is strong and payments generally discount.

## OPERATION

Buils apartment houses, shopping centers, dwellings as general contractor, sub-contracts plumbing, electrical and heating and other specialized trades. Employs 65 including officers. Project site offices are 134 Peach Tree Street NW Atlanta Georgia and 4285 Memorial Drive SE Decatur Georgia. LOCATION: Shares office space with affiliated companies in one-story stone building. Ten employees at Decatur Georgia.

7-16 (107 55) D 3 A



## New Key to Ratings

(Effective May 1, 1971)

ESTIMATED FINANCIAL STRENGTH			COMPOSITE CREDIT APPRAISAL			
			HIGH	GOOD	FAIR	LIMITED
5A	Over	\$50,000,000	1	2	3	4
4A	\$10,000,000 to	\$50,000,000	1	2	3	4
3A	1,000,000 to	10,000,000	1	2	3	4
2A	750,000 to	1,000,000	1	2	3	4
1A	500,000 to	750,000	1	2	3	4
BA	300,000 to	500,000	1	2	3	4
BB	200,000 to	300,000	1	2	3	4
CB	125,000 to	200,000	1	2	3	4
CC	75,000 to	125,000	1	2	3	4
DC	50,000 to	75,000	1	2	3	4
DD	35,000 to	50,000	1	2	3	4
EE	20,000 to	35,000	1	2	3	4
FF	10,000 to	20,000	1	2	3	4
GG	5,000 to	10,000	1	2	3	4
HH	Up to	5,000	1	2	3	4

### CLASSIFICATION FOR BOTH ESTIMATED FINANCIAL STRENGTH AND CREDIT APPRAISAL

#### FINANCIAL STRENGTH BRACKET

- 1 \$125,000 and Over
- 2 20,000 to 125,000

#### EXPLANATION

When only the numeral (1 or 2) appears, it is an indication that the estimated financial strength, while not definitely classified, is presumed to be within the range of the (1) figures in the corresponding bracket and that a condition is believed to exist which warrants credit in keeping with that assumption.

#### NOT CLASSIFIED OR ABSENCE OF RATING

The absence of a rating, expressed by two hyphens (--), is not to be construed as unfavorable but signifies circumstances difficult to classify within condensed rating symbols. It suggests the advisability of obtaining a report for additional information.

**Dun & Bradstreet.**

Business Information Systems, Services and Sciences

# PERSONAL FINANCIAL AND CREDIT STATEMENT

Project Name \_\_\_\_\_ Number \_\_\_\_\_

Location \_\_\_\_\_

Statement of CBI Corporation As of January 31 1971

Address One Boston Place, Suite 1006, Boston, Massachusetts 02108

ASSETS			LIABILITIES AND NET WORTH		
Cash on hand in banks (Name of depository)	(Balance)		Accounts payable		\$ 7,506.74
First Nat'l Bank	\$12,539.56		Notes payable		34,363.01
Merchants Nat'l Ind	11,306.78		Debts payable in less than one year (secured by mort- gages on land and buildings)		
Fletcher Nat'l	455.17				
		\$24,301.51	Debts payable in less than one year (secured by chattel mortgages or other liens on assets)		
Accounts receivable	\$	9,715.04			
Less: Doubtful Accounts					
Notes receivable	\$	239,613.34	Other current liabilities: (describe)		
Less: Doubtful Notes					
Stocks and Bonds - Market Value (Schedule A-reverse side)				\$	
Other current assets: (describe)					
	\$		Total Current Liabilities		\$ 41,869.75
			Debts payable in more than one year (secured by mort- gages on land and buildings)		
Total Current Assets		\$273,629.89			231,474.64
Real Property - at net* (Schedule B-reverse side)		386,629.50	Debts payable in more than one year (secured by chattel mortgages or other liens on		
Machinery Equipment and Fixtures - at net		11,032.24			
Life Insurance (Cash value less loans	\$		Other liabilities: (describe)		
Other assets (describe):				\$	
Option deposits	\$ 4,453.00				
Notes Receivable	150,000.00		TOTAL LIABILITIES		\$ 273,344.39
			Net Worth		552,400.24
		154,453.00	TOTAL LIABILITIES AND NET WORTH		\$ 825,744.63
TOTAL ASSETS		\$825,744.63			

\* Cost, including improvements, less depreciation.



### Accounts and Notes Receivable:

Amounts, if any, due from partners (P), employees (E) or relatives (R), specify:

Type (P, E or R)	Name	Address	Amount
E	L. E. Zickler	CBI	\$89,314

**Insurance:**

Life (face value) \_\_\_\_\_ \$ \_\_\_\_\_

Beneficiary \_\_\_\_\_

**Pledged Assets:**

[illegible]

Delinquencies:

If any taxes, mortgage payments or other liabilities are past due, specify:

Type Liability	Amount	Circumstances
34		

Notes Payable:

Payable to	Amount	Maturity Date
Cambridge Agencies	34,363.01	OPEN

### Legal Proceedings:

If any legal proceedings have been instituted by creditors, or any unsatisfied judgments remain on record, give full details:

NOTE: If more space is required use separate sheet of paper writing on one side only.

(Over)

## SCHEDULE A - STOCKS AND BONDS

[illegible]

**SCHEDULE B - REAL PROPERTY (INDICATE PRIVATE RESIDENCE, IF ANY)**

Location and Description of Land and Buildings Owned	Acres	Original Cost	Market Value	Assessed Value	Mortgaged For-	Insured For-
Indianapolis - 40 acres zoned Comm.		100,000	400,000	25,000	35,000	
Indianapolis - 72 acres zoned Comm.		286,630	300,000	20,000	206,475	
<b>TOTALS</b>		386,630	700,000	45,000	241,475	

**Title:**

The legal and equitable title to all pieces of the above-described real estate is solely in my name, except as follows:

Location of Real Property	Name of Title Holders

**References:**

Bank-- American Fletcher National Bank, Indianapolis, Indiana

Trade-- Southport Lumber Co., Indianapolis, Indiana

I HEREBY CERTIFY that the foregoing figures and the statements contained herein, submitted by me for the purpose of obtaining mortgage insurance under the National Housing Act, are true and give a correct showing of my financial condition as of this date.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

(Name)

Leo E. Zickler, President

**WARNING**

U.S. Criminal Code, Section 1010, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of . . . influencing in any way the action of such Administration . . . makes, passes, utters, or publishes any statement, knowing the same to be false, . . . shall be fined not more than \$5,000 or imprisoned not more than two years, or both."



PERSONAL STATEMENT  
THEOPHILOS G. AND MARY VALLAS  
86 GOSNOLD STREET, HYANNIS, MASS. 02601  
SEPTEMBER 27, 1971

<u>CASH ON HAND AND IN BANKS</u>		30,000.00
<u>ACCOUNTS RECEIVABLES:</u>		
COMMONWEALTH OF MASSACHUSETTS		7,500.00
<u>MARKETABLE SECURITIES:</u>		
150 SHARES OMONOIA ENTERPRISES, INC. (MARKET VALUE)		100,000.00
<u>REAL ESTATE:</u>		
BINGHAM, MAINE - LAND (MARKET VALUE)	3,000.00	
86 GOSNOLD STREET, HYANNIS, MASS. - (MARKET VALUE)	<u>75,000.00</u>	78,000.00
<u>OTHER ASSETS:</u>		
PERSONAL ITEMS AS FURNITURE - JEWELRY, ETC.		<u>15,000.00</u>
		<u>230,500.00</u>
<u>MORTGAGES PAYABLE:</u>		
BASS RIVER SAVINGS		12,000.00
<u>NET WORTH</u>		<u>218,500.00</u>
		<u>230,500.00</u>

PREPARED FROM RECORDS AND INFORMATION SUBMITTED BY  
CLIENT WHICH IS WITHOUT AUDIT AND VERIFICATION THEREOF.

PERSONAL STATEMENT  
MICHAEL AND DOLORES M. VALLAS  
732 JERUSALEM RD., COHASSET, MASS. 02025

<u>CASH ON HAND AND IN BANKS</u>		22,000.00
<u>ACCOUNTS RECEIVABLE:</u>		
COMMONWEALTH OF MASSACHUSETTS	2,000.00	
JOHN TERVO	<u>450.00</u>	2,450.00
<u>MARKETABLE SECURITIES:</u>		
75 SHARES - OMONOIA ENTERPRISES, INC. (MARKET VALUE)	50,000.00	
60 SHARES - OCCIDENTAL PETROLEUM (COST)	<u>1,200.00</u>	51,200.00
<u>REAL ESTATE:</u>		
732 JERUSALEM RD., COHASSET, MASS. (MARKET VALUE)	65,000.00	
GRAND BAHAMAS - LAND (MARKET VALUE)	15,000.00	
DENNIS, MASS. - LAND (MARKET VALUE)	3,750.00	
SOUTH YARMOUTH, MASS. - LAND (MARKET VALUE)	<u>40,000.00</u>	123,750.00
<u>LIFE INSURANCE - CASH SURRENDER VALUE</u>		
SUN LIFE ASSURANCE CO., OF CANADA	10,000.00	1,500.00
MONY	<u>10,000.00</u>	
<u>OTHER ASSETS:</u>		
PERSONAL ITEMS AS FURNITURE, JEWELRY, ETC.	15,000.00	
AUTOMOBILE - 1968 OLDS STATION WAGON	<u>1,500.00</u>	16,500.00
		<u>217,400.00</u>
<u>NOTES PAYABLE TO BANKS:</u>		
NEW ENGLAND MERCHANTS NATIONAL BANK	1,000.00	
NEW BOSTON BANK AND TRUST CO.	<u>1,132.00</u>	2,132.00
<u>MORTGAGES PAYABLE:</u>		
SOUTH BOSTON SAVINGS BANK	34,000.00	
GRAND BAHAMAS DEVELOPMENT CO.	9,500.00	
SOUTH BOSTON SAVINGS BANK	<u>29,000.00</u>	72,500.00
<u>NET WORTH</u>		142,768.00
		<u>217,400.00</u>

PREPARED FROM RECORDS AND INFORMATION SUBMITTED BY  
CLIENT WHICH IS WITHOUT AUDIT AND VERIFICATION THEREOF.



PERSONAL STATEMENT  
NICOLAS L. AND HARRIET VALLAS  
14 LILLIAN RD., LEXINGTON, MASS. 02173  
SEPTEMBER 27, 1971

CASH ON HAND AND IN BANKS		800.00
ACCOUNTS RECEIVABLES:		
COMMONWEALTH OF MASSACHUSETTS		1,500.00
MARKETABLE SECURITIES:		
75 SHARES OMONOIA ENTERPRISES, INC. (MARKET VALUE)	50,000.00	
60 SHARES OCCIDENTIAL PETROLEUM (COST)	1,200.00	
30 SHARES ESSEX CHEMICAL CO. (COST)	450.00	
30 SHARES ZURN INDUSTRIAL CO. (COST)	<u>1,050.00</u>	52,700.00
REAL ESTATE:		
14 LILLIAN RD., LEXINGTON, MASS. (MARKET VALUE)	47,000.00	
GRAND BAHAMAS - LAND (MARKET VALUE)	15,000.00	
DENNIS, MASS. - LAND (MARKET VALUE)	3,750.00	
SOUTH YARMOUTH, MASS. - LAND (MARKET VALUE)	40,000.00	
ATHENS, GREECE - LAND AND BUILDING (MARKET VALUE)	25,000.00	
KALYMNOS, GREECE - LAND (MARKET VALUE)	<u>10,000.00</u>	140,750.00
LIFE INSURANCE - CASH SURRENDER VALUE		
SUN LIFE ASSURANCE CO. OF CANADA 60,000.00		4,000.00
OTHER ASSETS:		
PERSONAL ITEMS AS FURNITURE, JEWELRY, ETC.	20,000.00	
AUTOMOBILE - 1969 OLDS (MARKET VALUE)	<u>2,500.00</u>	22,500.00
		<u>222,250.00</u>
MORTGAGES PAYABLE:		
UNION WARREN SAVINGS BANK	25,000.00	
GRAND BAHAMAS DEVELOPMENT CO.	9,500.00	
SOUTH BOSTON SAVINGS BANK	<u>22,000.00</u>	63,500.00
NET WORTH		158,750.00
		<u>222,250.00</u>

PREPARED FROM RECORDS AND INFORMATION SUBMITTED BY  
CLIENT WHICH IS WITHOUT AUDIT AND VERIFICATION THEREOF.

## PARD Team, Inc.: Qualifications and Description of Projects

PARD Team's principals, associates and staff have educational and professional qualifications in planning, architecture, landscape architecture and urban design. PARD Team was organized July, 1964 as an outgrowth of Samuel Mintz's four years as Director of Planning and Design for Boston's Downtown Waterfront Faneuil Hall Urban Renewal Project. This experience showed the close and necessary relationship between programming, planning, large scale site design, architecture, economics and the socio-political framework in which the project was to be produced. It also demonstrated that diverse but complimentary talents in team framework could produce high quality, creative design on complex projects on time and within the budget.

Since the firm's formation it has been employed by a number of public and private agencies, corporations and individuals including: The John Hancock Insurance Company, Cabot, Cabot and Forbes, New England Merchants National Bank, Boston Public Facilities Department, Reston, Virginia, Reynolds Aluminum, Coolidge Bank and Trust, United Community Development Corporation, Massachusetts Blue Cross/Blue Shield, Essex County Bank and Trust, and the Franklin Institute of Boston. Services for these, and other clients, have included programming, large scale planning, land planning, site planning, architectural design, system design, preparation of working drawings and specifications, construction supervision, interior design, furnishings. On some of the above mentioned projects PARD Team performed almost all of these services, on others one or two.

Listed below are some of the larger housing projects in which the firm has been involved:

Reston, Virginia: Design and Construction of several Townhouse Cluster, Land Planning, Site Planning

Location: Reston, Virginia

Client: Reston, Va., Inc.; Robert E. Simon

Dollar Value: \$6,500,000.00

Buildings Completed: 1966 and 1967

Description: Preparation of land plans for three separate sites ranging from 350 acres to 60 acres. Site planning for two sites of 15 acres and 45 acres. Design, contract documents and site supervision of three separate groups of townhouses - Group 1, 44 houses; Group 2, 100 houses; Group 3, 220 houses.

Architects Responsible: Samuel E. Mintz & Sidney Swidler

South End Residential Rehabilitation

Location: Boston, Massachusetts

Client: South End Community Development Corporation, Robert Whittles

Dollar Value: \$650,000.00

Buildings Completed: 1967, 1968, 1969.

Description: Design, contract documents and construction supervision of the rehabilitation of 60 dwelling units in 12 buildings in Boston's South End for low and moderate-income families.

Architects Responsible: Samuel E. Mintz & Sidney Swidler

North Harvard Urban Renewal Housing Project

Location: Boston, Massachusetts



TABLED: April 27, 1972

RE-SUBMITTED: May 18, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

RE-SUBMITTED: June 29, 1972

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER  
PARCEL C-1  
SOUTH COVE URBAN RENEWAL AREA

2239

Summary: This memorandum requests the Authority tentatively to designate Agora Associates as Developer of Disposition Parcel C-1 in the South Cove Urban Renewal Area.

Disposition Parcel C-1, which is approximately 16,500 square feet in area, has its main access directly off of Tremont Street. The attached map will better define its location. The Authority has acquired the entire site, which now stands cleared and ready for development.

The proposed Tentative Developer, Agora Associates, is a joint venture consisting of the following:

Michael & Nicholas Vallas -- Omonia Enterprises, Inc.  
Boston, Mass.

CBI - Oxford Agora Company -- Boston, Mass.

Because of urban renewal activity in the South Cove, the Omonia Restaurant, which is owned and operated by Omonia Enterprises, Inc., was displaced and has been conducting its operations for the past several years on Authority owned property. The Omonia Restaurant intends to relocate its operations permanently in a portion of the building proposed for Parcel C-1 by Agora Associates.

CBI - Oxford Agora Company is comprised of CBI Corporation of Boston, Massachusetts, and Oxford Development Corporation of Indianapolis, Indiana.

The preliminary plans which have been submitted by Agora Associates anticipate a mixed use which will consist of the following:

Restaurant Area	17,086 sq. ft.
Retail Area	
Ground Level	5,292 sq. ft.
Retail Area	
Level One	6,919 sq. ft.
Office Area	2,640 sq. ft.

## 204 Dwelling Units

105 efficiencies	--	rental from	\$130-\$185/mo.
70 1-bedroom units	"	"	\$150-\$275/mo.
29 2- bedroom units	"	"	\$310-\$330/mo.

Twenty-five percent of the units will be offered at rents that will be eligible for leasing by the Boston Housing Authority.

In addition, the Developer has submitted a Letter of Intent regarding the development and has shown a capability of purchasing and developing the site in accordance with Authority standards and guidelines, as well as the pertinent provisions of the South Cove Urban Renewal Plan.

Agora Associates has submitted an application for financing to the Massachusetts' Housing Finance Agency.

I recommend, therefore, that the Board tentatively designate Agora Associates as Developer of Parcel C-1 in the South Cove Urban Renewal Area.

An appropriate Resolution is attached.

Attachments



